

**FOR SALE**

**610 N ARMISTEAD AVENUE**

Hampton, VA 23669



**THALHIMER**

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# PROPERTY FEATURES



**\$425,000**  
SALE PRICE

**\$138.21**  
PSF

**±3,075 TOTAL SF**  
OFFICE ±2,475 SF,  
WAREHOUSE ±600 SF

**± 0.24 ACRES**  
TOTAL SITE SIZE

**M-3**  
ZONING

**ALL UTILITIES**  
INCLUDING NATURAL  
GAS TO SITE

**LOCATED**  
HUB ZONE & URBAN  
ENTERPRISE ZONE

**ACCESS**  
I-64 WEST & EAST BOUND

## PROPERTY HIGHLIGHTS



**PROXIMITY**  
COVENIENT TO SHIPYARD  
FACILITIES & I-64



**±7,125 YARD AREA**  
FENCED, PAVED  
WITH KEYPAD &  
REMOTES



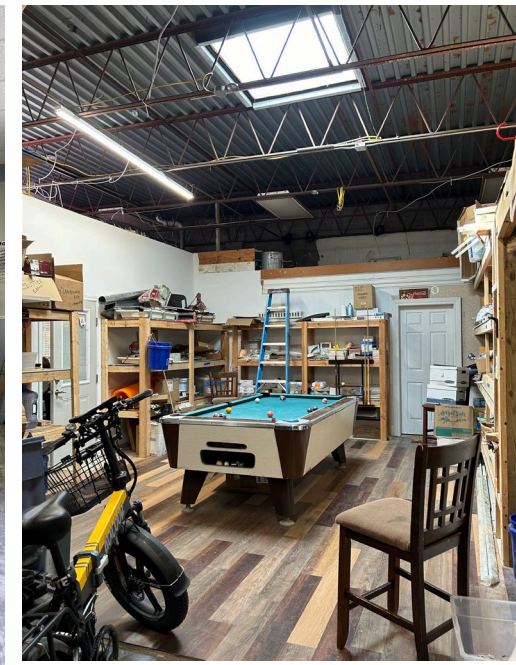
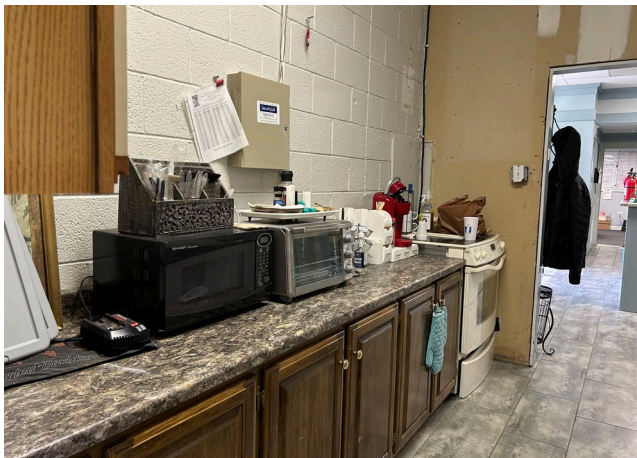
**HEAVY POWER**  
3 - PHASE



**LOADING**  
GRADE-LEVEL DOORS

# ADDITIONAL FEATURES

- Repaved parking lot striped for parking
- New 20x24 carport in parking lot
- Zoning allows for auto repair, tire repair, machine shop, and brewery by right
- 3,075-SF building:
  - Constructed of decorative and concrete block
  - New roof coating in 2019
  - New compressor motor fan (2019)
  - One private remodeled office (20' x 14') with private remodeled bathroom, bullpen area (20' x 14') also with bathroom
  - All new overhead lighting in office area
  - Built-out kitchen with refrigerator and stove
  - Most of furniture will convey if desired
  - Warehouse is approximately 2,028 SF, 12' 2" clear, bathroom in warehouse, one grade level door (12' x 12') and one grade level opening that was converted to storefront (12' wide x 10" high), air compressor with hose conveys
  - All windows professionally tinted
  - New awnings at both personnel entrances
  - New flooring/carpet in office spaces
  - Automatic motor lift on overhead garage door



# SITE AERIAL



610 N ARMISTEAD AVENUE

NEWPORT NEWS MARINE TERMINAL

CHESAPEAKE BAY

NORFOLK INTERNATIONAL TERMINALS

ATLANTIC OCEAN

VIRGINIA INTERNATIONAL GATEWAY

ISLE OF WIGHT

NORFOLK

Norfolk International

PORTSMOUTH

VIRGINIA BEACH

PORTSMOUTH MARINE TERMINAL

CHESAPEAKE

SUFFOLK

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